

KNOW ALL MEN BY THESE PRESENTS, that I, JOHN A. LOFTUS, SR. of Waterville, County of Kennebec, State of Maine

in consideration of one dollar (\$1.00) and other valuable consideration

002005

paid by RUTH G. LOFTUS, of Waterville, County of Kennebec, State of Maine

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said RUTH G. LOFTUS her heirs and assigns forever, my interest as a

NO TRANSFER TAX PAID

XXXXXXXXXXXXXXXXXXXX joint tenant in a certain lot or parcel of land situated in said Waterville, and bounded and described as follows, to wit: Beginning at a point in the north line of Pearl Street, one hundred forty (140) feet westerly from the west line of Nudd Street; thence northerly at right angles about forty-five (45) feet to the land of Kate M. and Helen L. Rackliff; thence westerly in Rackliff's southerly line fifty (50) feet; thence southerly at right angles about forty-five (45) feet to the north line of Pearl Street; thence easterly in north line of said Pearl Street to the point begun at.

Also another certain lot or parcel of land situated in said Waterville and bounded and described as follows, to wit: Bounded on the west fifty (50) feet by Nash Street; on the south ninety (90) feet by Pearl Street; on the east fifty (50) feet by land of the heirs of Herbert Foster, on the north ninety (90) feet by land of Fannie J. Grant. The above described premises are known as Lot Number Ten (10) in the Plan of survey of Crommett Field, so-called, made by Ira E. Getchell and dated Aug. 18, 1884, and now on file in Kennebec County Registry of Deeds, and being the same pemises conveyed to Harry A. Tozier by Fannie J. Grant by her deed dated February 7, 1914, and recorded in Kennebec Registry of Deeds in Book 518, Page 368.

Excepting and reserving from the above described parcels of land a parcel of land conveyed to C. Clinton Briggs by deed dated March 31, 1947 and recorded in the Kennebec Registry of Deeds, Book 1070, Page 189.

Being the same premises conveyed to John A. Loftus, Sr. and Ruth G. Loftus by Warranty Deed, joint tenancy, from Idonia C. Tubbs by deed dated February 25, 1971 and recorded in the Kennebec County Registry of Deeds, Book 1542, Page 586.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said RUTH G. LOFTUS

her heirs and assigns, to her and their use and behoof forever.

And I do COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances.

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, JOHN A. LOFTUS, SR.

XXXXXXXXXXXXXXXXXXXX as Grantor, XXXX relinquishing and conveying my right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 24th day of January in the year of our Lord one thousand nine hundred and eighty-eight.

Signed, Sealed and Delivered in presence of:

Lucille Woodside

JOHN A. LOFTUS, SR.



State of Maine,

Kennebec, ss.

Personally appeared the above named JOHN A. LOFTUS, SR.

instrument to be his free act and deed.

and acknowledged the above

Before me, Ruth Brown Field, Justice of the Peace - Notary Public

EX-103 302 PG 149

1988 FEB - 3 AM 9:00

RECEIVED KENNEBEC SS.